



*News From*

# **Maggie Brooks**

## *Monroe County Executive*

**For Immediate Release**

Monday, December 20, 2004

### **BROOKS ANNOUNCES PROJECTS SLATED FOR COMIDA ASSISTANCE**

Monroe County Executive **Maggie Brooks** announced that the County of Monroe Industrial Development Agency (COMIDA) will consider applications for 10 economic development projects at its noon meeting on December 21, 2004.

*"The assistance available through COMIDA is an essential part of Monroe County's efforts to help local businesses improve and expand their operations, retain jobs, and create new jobs in our community," said Monroe County Executive **Maggie Brooks**. "I applaud these companies for their investment in our economy and am pleased that we were able to provide them with support."*

The following projects will be considered for approval by COMIDA tomorrow:

- **Henrietta Building Supplies, Inc.**  
**(GreatRebate)**  
**1 Riverton Way**  
**West Henrietta, New York 14586**

Henrietta Building Supplies, Inc. (HBS) is a distributor of commercial & residential building materials, located in West Henrietta. HBS will be purchasing trucks, office equipment and yard equipment. HBS currently employs 59 within Monroe County and will be creating 4 new full-time jobs within two years. The company has been approved for a GreatRebate on the purchase of equipment through the Monroe County Industrial Development Corporation.

- **Donald Hibschi Contractor LLC**  
**(GreatRate)**  
**7131 Fourth Section Road**  
**Brockport, New York 14420**

Donald Hibschi Contractor LLC has been in business since 1984. The company is a contractor and also provides roll-off services. The company will be purchasing a 2005 Ford Roll-off Truck. The company currently employs 2 within Monroe County and will be creating 1 new full-time job within one year. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation.

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## COMIDA Projects – Page 2

- **Underberg & Kessler, LLP**  
**(GreatRebate)**  
**1800 Chase Square**  
**Rochester, New York 14604**

Underberg & Kessler is a local law firm of approximately 73 employees. Underberg & Kessler has attorneys experienced in all of the traditional areas of general business law, including real estate, tax, employment, estate planning, litigation and creditors' rights. Underberg and Kessler also has expertise in emerging fields like health care, environmental and computer law. The firm is currently located at Chase Square on two separate floors. The firm has decided to stay downtown and expand to 300 Bausch and Lomb Place. The firm will be located on one floor and will occupy 20,000 square feet. The total project costs are \$901,487 for renovations and equipment. Underberg & Kessler expects to create 4 new jobs over the next two years. The company has been approved for a GreatRebate on the equipment purchases through the Monroe County Industrial Development Corporation.

- **Emerson Oil Co., Inc.**  
**(GreatRate)**  
**545 Lyell Avenue**  
**Rochester, New York 14606**

Emerson Oil Co., Inc. has been a family-owned business since 1931. The company is a wholesale distributor of petroleum and automotive products. Emerson is purchasing a 2005 International 7400 truck with pumping equipment. The company currently employs 14 within Monroe County and will be creating 2 new full-time jobs within one year. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation.

- **Kovalsky-Carr Electric Supply Co., Inc.**  
**(GreatRebate)**  
**208 St. Paul Street**  
**Rochester, New York 14604**

Kovalsky-Carr Electric Supply Co., Inc. is a wholesale distributor of electrical supplies founded in 1921. Kovalsky-Carr will be purchasing a truck, and a digital phone system. Kovalsky-Carr currently employs 30 within Monroe County and will be creating 2 new full-time jobs within two years. The company has been approved for a GreatRebate on the purchase of equipment through the Monroe County Industrial Development Corporation.

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- **Bettina Properties, LLC (Sale/leaseback)**  
**375 West Avenue**  
**Brockport, New York 14420**

Bettina Properties proposes to construct a new single-story, 2,435 square foot building to house the Weinstein Dental Group LLC. Weinstein Dental Group is a general dentistry practice currently operating out of two locations in Brockport. The \$590,000 project will enable the practice to run more efficiently, provide a broader spectrum of services in one location and provide space for additional patients. The practice currently employs 10 full-time employees and projects to add 2 full-time employees within three years. The company seeks approval of the JobsPlus Tax Incentive based on the 100% local labor and supplier requirement.

- **Metalico Lyell Acquisitions Inc.**  
**(Sale/leaseback – sales tax exemption only)**  
**1515 Scottsville Road**  
**Rochester, New York 14623**

The applicant is a recycler of scrap metals collected from the Rochester area and operates at 1515 Scottsville Road in the Town of Chili. Prepared scrap material is sold to mills throughout the United States and overseas. Due to the increase in metal prices and resulting increase in recycling tonnages and traffic of vehicles in the yard, Metalico proposes to purchase new recycling equipment and extend a concrete slab adjacent to the building. The total investment in the project will be over \$1.4 million. The project will retain 43 existing full-time jobs and result in the creation of 6 new full-time jobs with 3 years. Its parent company, Metalico, Inc., a recycler of ferrous and non-ferrous metals, operates out of Cranford, NJ with annual combined sales of over \$100,000,000.

- **St. Paul Properties, LLC (Harry Forman Bldg.)**  
**(Sale/leaseback – sales and mortgage tax exemption only)**  
**95 Rockhill Road**  
**Rochester, New York 14618**

The applicant is proposing to purchase and renovate the vacant, three-story, 18,000 square foot former “Harry Forman” building located at 114-118 St. Paul Street in downtown Rochester. The building will be marketed mostly for work/live lofts and for some retail use. An existing tenant, James Merolillo Kung Fu Studio, operates a martial arts school. This \$800,000 project will help enhance the downtown area and is being financially supported by the City of Rochester, through its Economic Development Department. At least 7 jobs are anticipated to be created within 3 years.

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- **Charlotte Harbortown Homes Associates, L.P.**  
**(Tax-exempt Mortgage Revenue Bonds)**  
**c/o Finch Group, 1801 Clint Moore Rd., Suite 210**  
**Boca Raton, Florida 33487**

The applicant proposes to purchase and refurbish the Charlotte Lake River Homes, a 553 unit affordable housing project in the City of Rochester. This project is located at two distinct addresses: Riverview Manor, 60 River Street, contains 201 units of elderly/disabled high-rise tower housing; Lakeview Manor, 4575 Lake Avenue, contains 253 units of elderly/disabled high-rise tower housing, and Lakeview Family Apartments, 4575 Lake Avenue, contains 99 town-homes. The project presently benefits from federal interest and rental income subsidies. Rehabilitation will include interior renovations and new equipment for the living areas, and general mechanical, electrical, structural and site upgrades and replacements for the complexes to meet modern code requirements. The applicant will seek low income housing tax credits to secure equity, which will require that the units remain affordable. The \$20.5 million project will require the issuance of \$8.5 million in Mortgage Revenue Bonds. The project will retain 18 existing full-time jobs.

- **3111 South Winton Road, LLC**  
**(Sale/leaseback – sales and mortgage tax exemption only)**  
**3111 South Winton Road**  
**Rochester, New York 14623**

The applicant proposes to renovate an approximately 75,000 square foot building located at 3111 South Winton Road in the Town of Henrietta. The building will be leased to the growing Genesee Region Home Care (GRHC), part of the family of North Star Companies that provides various health care services nationwide. GRHC specializes in quality home care and hospice services to the Rochester, Buffalo, Syracuse and Utica communities. The \$2,000,000 project will impact 1,150 full-time jobs and result in the creation of 50 new full-time jobs within 3 years of project completion. Approval is for up to \$100,000 in assistance. Approval for over \$100,000 will be considered after a Public Hearing is held in the Town of Henrietta.

COMIDA is a not-for-profit, public benefit corporation and governmental agency. Its purpose is to encourage established businesses to expand locally and to attract new industries to the Greater Rochester area. The agency's primary goal is to help businesses create and retain jobs. COMIDA offers assistance for industrial and non-industrial projects through the issuance of tax-exempt industrial revenue bonds, taxable industrial revenue bonds, tax-exempt civic facility bonds, and sale/leaseback transactions.

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*“Creating new jobs by assisting with the growth of local companies has been – and will continue to be – my top priority as County Executive. These projects each contain great news for the residents of Monroe County – creating new jobs and new opportunities for our citizens and our community,”* **Brooks** concluded.

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